

1 Introduced by the Land Use and Zoning Committee:
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4 **ORDINANCE 2026-434**

5 AN ORDINANCE REZONING APPROXIMATELY 0.46± ACRES
6 LOCATED IN COUNCIL DISTRICT 7 AT 101 1ST STREET
7 WEST AND 0 LAURA STREET, BETWEEN PEARL STREET
8 NORTH AND LAURA STREET NORTH (R.E. NO(S). 070825-
9 0000 AND 070824-0000), AS DESCRIBED HEREIN, OWNED
10 BY JACKSONVILLE MUSEUM SPACE, LLC, FROM
11 COMMERCIAL, RESIDENTIAL AND OFFICE-SPRINGFIELD
12 (CRO-S) DISTRICT TO PLANNED UNIT DEVELOPMENT
13 (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER
14 THE ZONING CODE, TO PERMIT A BANQUET HALL AND
15 EVENT SPACE, AS DESCRIBED IN THE KARPELES GRAND
16 PUD, PURSUANT TO APPLICATION Z-6814; PROVIDING A
17 DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
18 NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
19 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS,** Jacksonville Museum Space, LLC, the owner of
22 approximately 0.46± acres located in Council District 7 at 101 1st
23 Street West and 0 Laura Street, between Main Street North and Pearl
24 Street North (R.E. No(s). 070825-0000 and 070824-0000), as more
25 particularly described in **Exhibit 1**, dated February 11, 2026, and
26 graphically depicted in **Exhibit 2**, both of which are attached hereto
27 (the "Subject Property"), has applied for a rezoning and
28 reclassification of the Subject Property from Commercial, Residential
29 and Office-Springfield (CRO-S) District to Planned Unit Development
30 (PUD) District, pursuant to application Z-6814, as described in
31 Section 1 below; and

1 **WHEREAS**, the Planning and Development Department has considered
2 the application and has rendered an advisory recommendation; and

3 **WHEREAS**, the Planning Commission, acting as the local planning
4 agency, has reviewed the application and made an advisory
5 recommendation to the Council; and

6 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due
7 notice, held a public hearing and made its recommendation to the
8 Council; and

9 **WHEREAS**, taking into consideration the above recommendations and
10 all other evidence entered into the record and testimony taken at the
11 public hearings, the Council finds that such rezoning: (1) is
12 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
13 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
14 not in conflict with any portion of the City's land use regulations;
15 and

16 **WHEREAS** the Council finds the proposed rezoning does not
17 adversely affect the orderly development of the City as embodied in
18 the Zoning Code; will not adversely affect the health and safety of
19 residents in the area; will not be detrimental to the natural
20 environment or to the use or development of the adjacent properties
21 in the general neighborhood; and will accomplish the objectives and
22 meet the standards of Section 656.340 (Planned Unit Development) of
23 the Zoning Code; now therefore

24 **BE IT ORDAINED** by the Council of the City of Jacksonville:

25 **Section 1. Property Rezoned.** The Subject Property is
26 hereby rezoned and reclassified from Commercial, Residential and
27 Office-Springfield (CRO-S) District to Planned Unit Development (PUD)
28 District. This new PUD District shall generally permit a banquet hall
29 and event space, and is described, shown and subject to the following
30 documents, attached hereto:

31 **Exhibit 1** - Legal Description dated February 11, 2026.

1 **Exhibit 2** - Subject Property Map (prepared by P&DD).

2 **Exhibit 3** - Written Description dated May 4, 2026.

3 **Exhibit 4** - Site Plan dated September 7, 2020.

4 **Section 2. Owner and Description.** The Subject Property is
5 owned by Jacksonville Museum Space, LLC, and is legally described in
6 **Exhibit 1**, attached hereto. The applicant is Lara Hipps, 1650
7 Margaret Street, Unit 323, Jacksonville, Florida 32204; (904) 781-
8 2654; lara@hippsgroupinc.com.

9 **Section 3. Disclaimer.** The rezoning granted herein shall
10 **not** be construed as an exemption from any other applicable local,
11 state, or federal laws, regulations, requirements, permits or
12 approvals. All other applicable local, state or federal permits or
13 approvals shall be obtained before commencement of the development
14 or use and issuance of this rezoning is based upon acknowledgement,
15 representation and confirmation made by the applicant(s), owners(s),
16 developer(s) and/or any authorized agent(s) or designee(s) that the
17 subject business, development and/or use will be operated in strict
18 compliance with all laws. Issuance of this rezoning does **not** approve,
19 promote or condone any practice or act that is prohibited or
20 restricted by any federal, state or local laws.

21 **Section 4. Effective Date.** The enactment of this Ordinance
22 shall be deemed to constitute a quasi-judicial action of the City
23 Council and shall become effective upon signature by the Council
24 President and Council Secretary.

25
26 Form Approved:

27
28 /s/ Terrence Harvey

29 Office of General Counsel

30 Legislation Prepared By: Connor Corrigan

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